



12,  
13

## Planning Commission Staff Report

**TO:** PLANNING COMMISSION

**FROM:** NATHAN WILLIAMS, AICP, PLANNER II *NW*  
480-503-6805, NATHAN.WILLIAMS@GILBERTAZ.GOV

**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *cl*  
480-503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

**MEETING DATE:** AUGUST 6, 2014

**SUBJECT:**

**A. GP14-07: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROXIMATELY 18.6 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF MCQUEEN ROAD AND ELLIOT ROAD FROM 9.1 ACRES OF COMMUNITY COMMERCIAL (CC) AND 9.5 ACRES OF NEIGHBORHOOD OFFICE (NO) LAND USE CLASSIFICATIONS TO 18.6 ACRES OF RESIDENTIAL > 3.5 - 5 DU/AC LAND USE CLASSIFICATION.**

**B. Z14-14: REQUEST TO REZONE APPROXIMATELY 18.6 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF MCQUEEN ROAD AND ELLIOT ROAD FROM 9.1 ACRES OF COMMUNITY COMMERCIAL (CC) ZONING DISTRICT AND 9.5 ACRES OF NEIGHBORHOOD OFFICE (NO) ZONING DISTRICT TO 18.6 ACRES OF SINGLE FAMILY RESIDENTIAL DETACHED (SF-D) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT OVERLAY ZONING DISTRICT.**

**STRATEGIC INITIATIVE:**

Community Livability

To allow the development of a 76 lot residential subdivision compatible with the current surrounding uses.

**RECOMMENDED MOTION**

- A. MOVE TO RECOMMEND TO TOWN COUNCIL APPROVAL OF GP14-07 A MINOR GENERAL PLAN AMENDMENT; AND**
- B. FOR THE REASONS SET FORTH IN THE STAFF REPORT, MOVE TO RECOMMEND APPROVAL TO THE TOWN COUNCIL FOR Z14-14, AS REQUESTED, SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT.**

**APPLICANT/OWNER**

Company: Withey Morris PLC  
Name: Adam Baugh  
Address: 2525 E. Arizona Biltmore, A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600  
Email: [adam@witheymorris.com](mailto:adam@witheymorris.com)

Company: Elliot & McQueen LLC  
Name: Wendell Beck  
Address: 480-229-7177  
Mesa, AZ 85213  
Phone: 480-229-7177  
Email: N/A

**BACKGROUND/DISCUSSION****History***Date**Action**August 3, 2004*

The Town Council adopted Resolution No. 2517 (GP04-03) and Ordinance No. 1880 (Z04-03) and amended the land use classification and rezoned approximately 25 acres including the 18.6 acre subject site from a combination of Residential > 5-8 DU/Acre and Residential > 3.5 – 5 DU/Acre to a combination of Neighborhood Office (NO) and Community Commercial (CC) land use classifications; and rezoned the subject site from Agricultural (AG) and Neighborhood Convenience Commercial (NCC) to Neighborhood Office/ Service (NS) and Neighborhood Commercial (NC).

*May 22, 2007*

The Town Council adopted Ordinance No. 1960 (Z07-41) rezoning approximately 21 acres including the subject site of Town of Gilbert Community Commercial (CC) and Neighborhood Office (NO) zoning district, by revising the zoning district boundaries.

June, 4, 2014

The Planning Commission reviewed GP14-07 and Z14-14 as a Study Session item.

### Overview

The applicant is requesting to rezone the 18.6 acre subject site to Single Family Detached (SF-D) with a Planned Area Development (PAD) overlay for a 76 lot residential subdivision with a minimum lot size of 50' x 100' (5,000 sq. ft.). Staff notes that the proposed Enclave at North Shore PAD is located in the northwestern portion of the Town on a long undeveloped piece of property and constitutes a significant infill piece in the Town of Gilbert. The applicant is also requesting deviations from the conventional SF-D zoning district development standards in an effort to reduce the intensity of the site adjacent to the existing residentially zoned parcels to the north and the east. The proposed deviations include limiting the maximum building story/ height, side yard setbacks and increasing the minimum lot sizes, as noted below in the Site Development Standards Table below.

### Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential > 3.5-5 DU/Acre	SF-D PAD	Villages at North Shore subdivision
South	Community Commercial (CC)	Community Commercial (CC)	Existing McDonalds, retail and office, in addition to vacant/ undeveloped commercial/ office development
East	Residential > 3.5-5 DU/Acre	SF-D PAD	Villages at North Shore subdivision
West	Community Commercial (CC)	Community Commercial (CC)	McQueen Road then Undeveloped Commercial
Site	Community Commercial (CC) and Neighborhood Office (NO)	Community Commercial (CC) and Neighborhood Office (NO)	Undeveloped

### Site Development Standards:

	LDC Conventional SF-D	Proposed Development for The Enclaves at North Shore (Z14-14) SF-D PAD
Zoning District:	SF-D	SF-D PAD
Number of Lots/ Density	N/A	76 lots (Density – 4.09 DU/ Acre)
Minimum Lot Area (sq. ft.)	3,000 sq. ft.	<b>5,000 sq. ft.</b>

Minimum Lot Dimensions (ft.)	N/A	50' x 100'
Maximum Height (ft.)/Stories	36'/ 3-stories	<b>30'/ 2-stories</b>
Setbacks: Front Yard Side Yard Rear Yard	10' 0'/ 5' 10'	10' <b>5'/5'</b> 10'
Lot Coverage	60% single story 50% two/ three-story	60% single story 50% two/ three-story

### **CONFORMANCE WITH GENERAL PLAN**

This development request is a minor General Plan amendment to approximately 18.6 acres from 9.1 acres of Community Commercial (CC) and 9.5 acres of Neighborhood Office (CO) to 18.6 acres of Residential > 3.5-5 DU/Acre. The applicant notes that the request is founded on the necessity to provide a balanced and viable mix of office and commercial uses versus residential densities on long undeveloped parcels and that the increase in residential densities in this specific area will help to meet the needs of the Town.

In the General Plan, the Residential > 3.5-5 DU/Acre classification designates areas for urban density single-family neighborhood residential development. Staff notes that the surrounding land use designation of the existing residential subdivision to the north and east is also the Residential > 3.5-5 DU/Acre classification, which would correspond with the proposed Minor General Plan Amendment under GP14-07 on the subject site.

The bullet points below summarize several of the notable features of the Town's General Plan Policies that the proposed amendment may respond to:

#### **Chapter 2 - Land Use and Growth Areas**

*Policy 1.1 Maintain a balance of housing types and provide a variety of employment opportunities with easily accessible retail and service uses.*

*Policy 1.2 Create neighborhoods with an identity that complement Gilbert's heritage and connect to the broader community.*

*Policy 1.3 Encourage residential development that allows for a diversity of housing types for all age groups and is accessible to a range of income levels.*

*Policy 1.8 Promote revitalization of under-utilized industrial and commercial properties.*

#### **Chapter 6 – Community Design**

*Policy 1.3 Encourage residential/ non-residential land use transitions that minimize negative impacts of commercial and industrial uses on adjacent residential uses.*

*Policy 3.6 Encourage design of common areas in each neighborhood that recognizes open space, passive and active, as a necessity providing recreation for children, youth and adults and designating areas for off-street parking adjacent to active areas.*

*Policy 3.7 If gated communities are proposed in a master plan or infill project, ensure the natural flow of traffic from arterial and collector roads is uninterrupted and the community remains accessible to pedestrian traffic; and that the private streets be constructed to the same quality level as public streets.*

*Policy 3.8 Allow gated neighborhoods in infill parcels on a limited basis.*

## **Chapter 8 – Housing and Conservation**

*Policy 1.1 Add to the variety of housing to meet the needs of all segments of the Gilbert community through neighborhood revitalization, redevelopment and infill developments.*

*Policy 1.3 Establish guidelines for infill development that respect the scale and character of the neighborhood.*

*Policy 2.1 Protect and preserve older residential neighborhoods.*

*Policy 4.1 Promote the development of a broad variety of new housing types.*

## **REZONING**

The rezoning proposes to develop a residential subdivision within an established and more developed area of the northwestern portion of the Town of Gilbert, and will offer enlarged lots (5,000 sq. ft. minimum) from what is required under the conventional SF-D zoning district. The requested change in zoning district on the subject site to SF-D will be compatible with the surrounding residential subdivision parcels.

The main access to the subject site would be via Elliot road, directly across from Islands Drive to the south that provides access to the Oasis at The Islands shopping center and the Islands Patio Homes subdivision. The proposed Development Plan for The Enclave at North Shore utilizes two (2) access points total with a secondary access point (ingress/ egress) to McQueen Road. The proposed subdivision is proposed to be gated at both access points.

The proposed Development Plan will also continue to provide for access to the future (partially developed) Tierra Office Park to the south and west of the subject site. The Town Traffic Engineer agrees with the approximate location of the future access to the Office Park, which will need to be recorded on the future plat for the Enclave at North Shore subdivision. The future office developer will need to construct this cross access, which was part of the original intent for the site in order to provide desirable access to the traffic signal at Islands Drive

The overall residential development consist of approximately six (6) individual parcels of land, which the applicant is now combining in an effort to provide infill development on the subject site after many years of being undeveloped. The proposed Development Plans provides for compatibility to the existing residential subdivision to the north and east of the subject site. Landscape buffers and open space is proposed to be located along both Elliot and McQueen Roads.

In an effort to be compatible with the existing SF-D zoned subdivision, Villages at North Shore to the north and east of the subject site, the applicant has proposed deviations from the conventional SF-D zoning district standards in an effort to reduce the intensity of the site

adjacent to the existing residentially zoned parcels. The applicant is proposing to limit the maximum building story/ height, increase the minimum side yard setbacks and increase the minimum lot sizes.

### **PUBLIC NOTIFICATION AND INPUT**

A neighborhood meeting was held on May 14, 2014. Comments included access and improvements to the site, building heights, setbacks, infrastructure improvements, access and circulations, 2-story home maximums, and the relationship to the Villages at North Shore subdivision to the east and north.

Staff has received two (2) letters of support for the proposed requests under GP14-07 and Z14-14, from an adjacent neighbor as well as from the HOA President of the Villages at North Shore subdivision located directly north of the proposed Enclave at North Shore PAD.

### **SCHOOL DISTRICT COMMENTS**

No comments have been received. The project was routed to the Gilbert School District and the applicant has reached out to the school district on multiple occasions.

### **PROPOSITION 207**

An agreement to “Waive Claims for Diminution in Value” Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. These waivers are located in the case file.

### **REASONS FOR THE RECOMMENDATION**

1. The proposed zoning amendment conforms to the General Plan, any applicable neighborhood, or other plan and any overlay zoning district.
2. All required public notice has been conducted in accordance with applicable state and local laws.
3. All required public meetings and hearings have been held in accordance with applicable state and local laws.
4. The proposed rezoning supports the Town’s strategic initiative for Community Livability. It supports the motto “Gilbert: Clean, Safe, Vibrant.”

### **STAFF RECOMMENDATION**

- A. Recommend to the Town Council approval of GP14-07 to change the land use classification of approximately 18.6 acres of real property generally located at the northeast corner of McQueen Road and Elliot Road from 9.1 acres of Community Commercial (CC) and 9.5 acres of Neighborhood Office (NO) land use classifications to 18.6 acres of Residential > 3.5 - 5 du/acre land use classification; and

B. For the following reasons: the development proposal conforms to the intent of the General Plan and can be coordinated with existing development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval to the Town Council for Z14-14, a request to rezone approximately 18.6 acres of real property generally located at the northeast corner of McQueen Road and Elliot Road from 9.1 acres of Community Commercial (CC) zoning district and 9.5 acres of Neighborhood Office (NO) zoning district to 18.6 acres of Single Family Residential Detached (SF-D) zoning district with a Planned Area Development Overlay, subject to the following conditions:

- a. At the written request of Gilbert, Developer shall dedicate all necessary easements for the roadway improvements, including easements for drainage and retention and temporary construction easements. Failure to dedicate said easements within thirty (30) days after the date of Gilbert's written request may result in the reversion of the zoning of the Property to the prior zoning classification.
- b. Developer shall create a Homeowner's Association (HOA) for the ownership, maintenance, landscaping, improvements and preservation of all common areas and open space areas and landscaping within the rights-of-way. Maintenance responsibilities for common areas and open space areas shall be specified on the approved site plan or final plat.
- c. Developer shall record easements to be owned by the HOA for cross access, pedestrian, bicycle, multi-use or trail system purposes as determined by the final plat, at the time of final plat recordation, or earlier if required by the Town Engineer. In recognition of the modifications to the underlying zoning regulations set forth herein, such easements shall be open to public access and use.
- d. The Project shall be developed in conformance with Gilbert's zoning requirements for the zoning districts and all development shall comply with the Town of Gilbert Land Development Code, except as modified by the following:

	Proposed Development for Enclave at North Shore (Z14-14)
Minimum Lot Area (sq. ft.)	<b>5,000 sq. ft.</b>
Minimum Building Setbacks – (Side yard)	<b>5' &amp; 5'</b>
Maximum Building Height	<b>30'/ 2-stories</b>

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'N. Williams', is positioned above the printed name.

Nathan Williams  
Planner II

**Attachments:**

1. Notice of Public Hearing
2. Aerial
3. Land Use Exhibit
4. Zoning Exhibit
5. Development Plan
6. Project Narrative (8 pages)
7. Letters of Support (2 pages)
8. Minutes from the June 4, 2014 Planning Commission Study Session (4 pages)



August 6, 2014

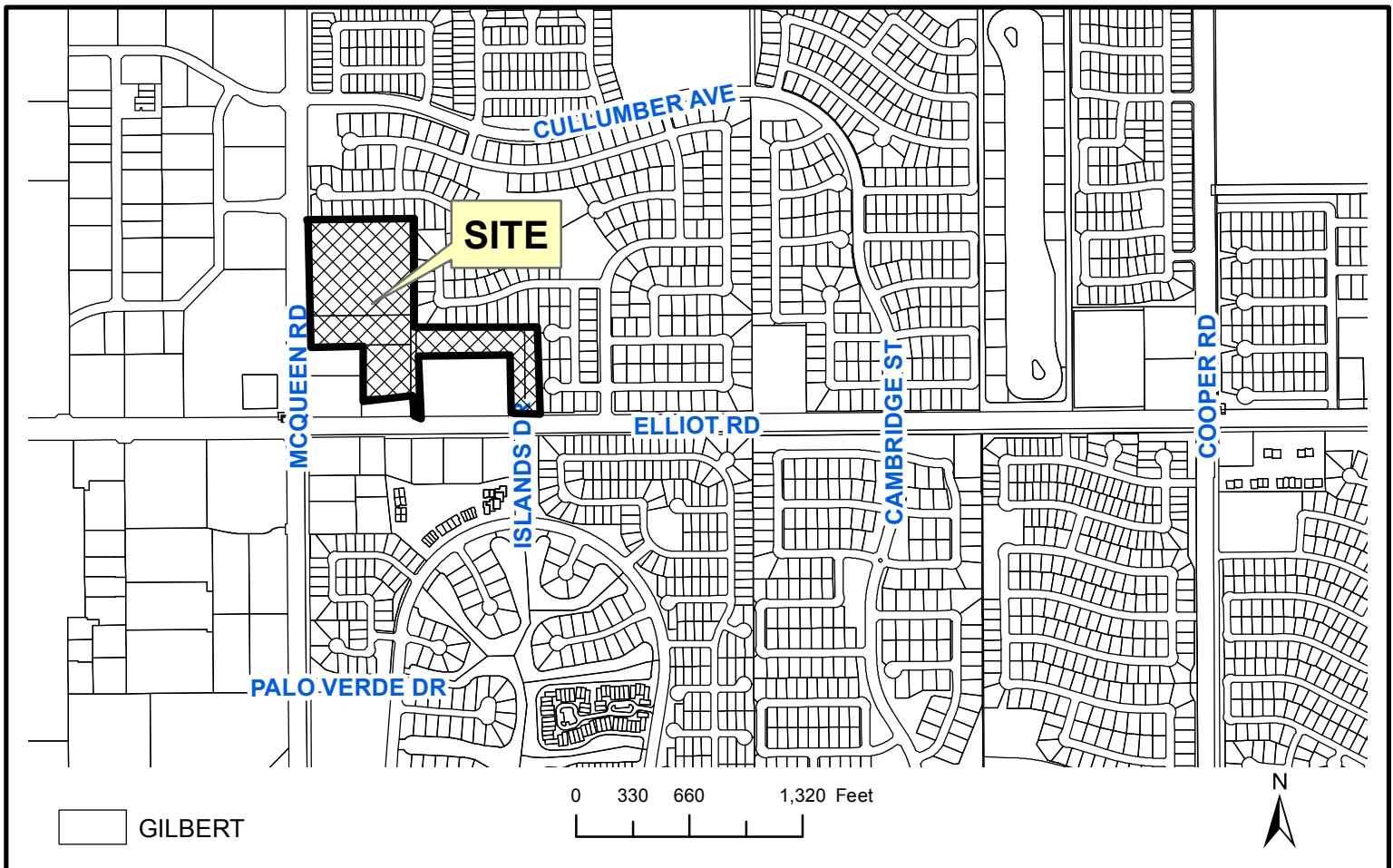
# Notice of Public Hearing

**PLANNING COMMISSION DATE:****TOWN COUNCIL DATE:****Wednesday, August 6, 2014\* TIME: 6:00 PM****Thursday, August 18, 2014\* TIME: 5:00 PM****LOCATION: Gilbert Municipal Center, Council Chambers****50 E. Civic Center Drive****\* Call Planning Department to verify date and time: (480) 503-6700****REQUESTED ACTION:**

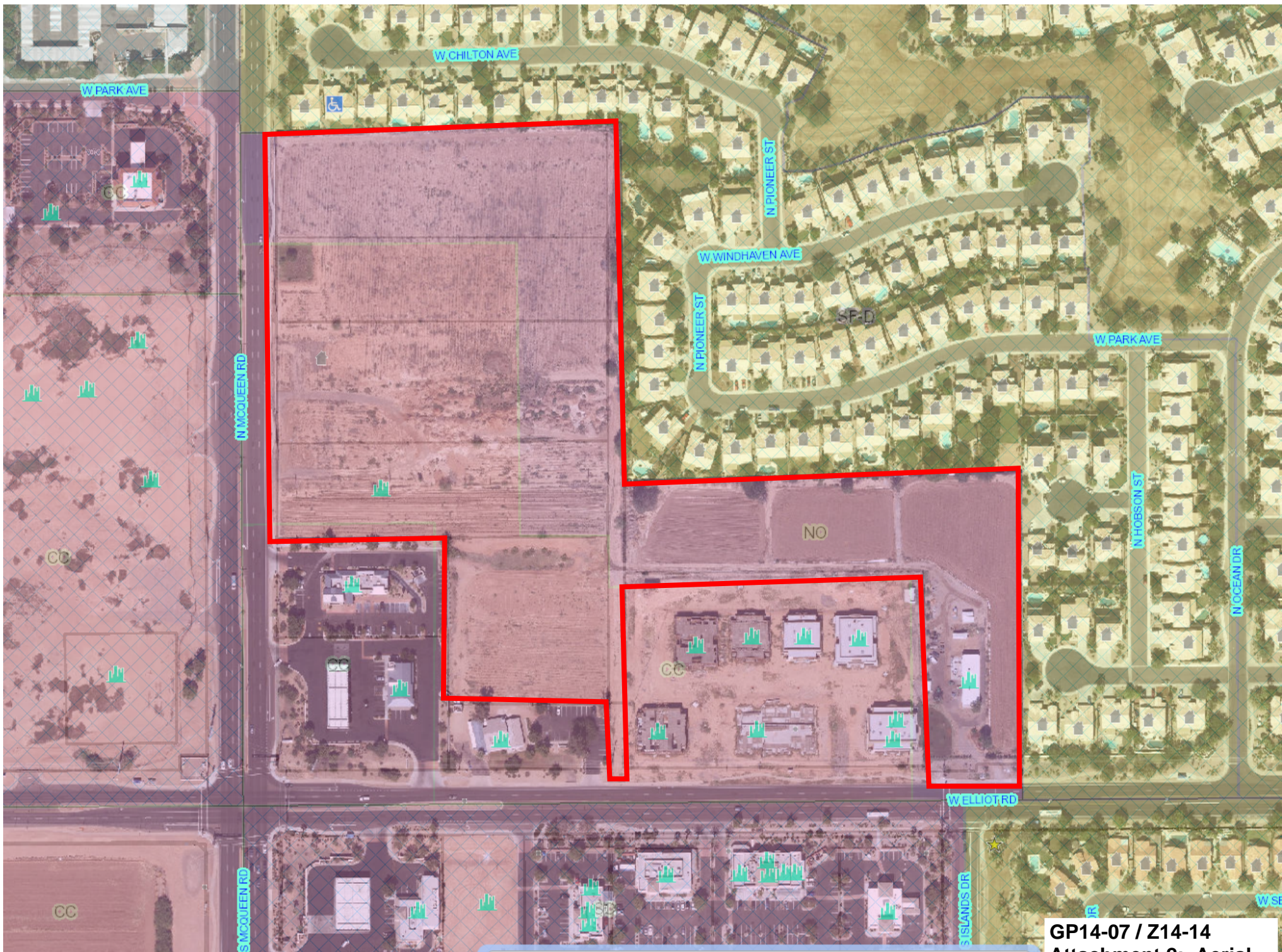
GP14-07: Request for minor General Plan Amendment to change the land use classification of approximately 18.6 acres of real property generally located at the northeast corner of McQueen Road and Elliot Road from 9.1 acres of Community Commercial (CC) and 9.5 acres of Neighborhood Office (NO) land use classifications to Residential > 3.5 - 5 du/acre land use classification. The effect of this amendment will be to change the plan of development for this property to allow for residential development.

Z14-14: Request to rezone approximately 18.6 acres of real property generally located at the northeast corner of McQueen Road and Elliot Road from 9.1 acres of Community Commercial (CC) zoning district and 9.5 acres of Neighborhood Office (NO) zoning district to 18.6 acres of Single Family Residential Detached (SF-D) zoning district with a Planned Area Development Overlay zoning district to modify minimum lot area, minimum side yard setback and maximum building height allowed. The effect of the rezoning will be to allow for residential development.

\* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

**SITE LOCATION:****APPLICANT: Withey Morris PLC****CONTACT: Adam Baugh****ADDRESS: 2525 E. Arizona Biltmore Cir, A-212****Phoenix, AZ 85016****TELEPHONE: (602) 230-0600****E-MAIL: [adam@witheymorris.com](mailto:adam@witheymorris.com)**



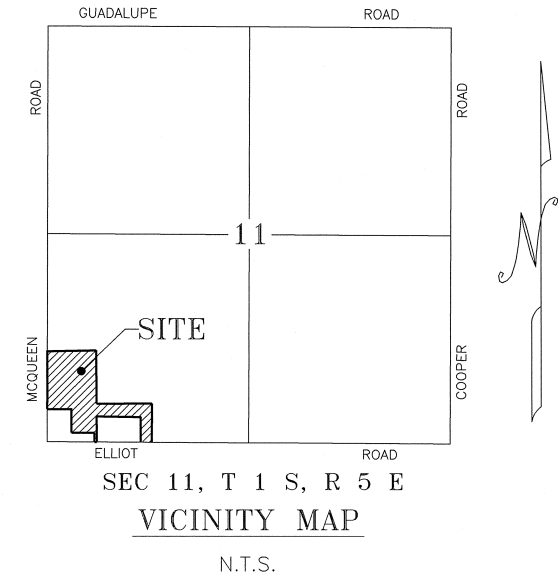




E 1/4 COR  
SEC 11  
T1S, R5E  
FD BCF

# ENCLAVE AT NORTH SHORE

A PORTION OF THE SW 1/4, SECTION 11, T. 1 S., R. 5 E.  
OF THE GILA & SALT RIVER BASE & MERIDIAN,  
TOWN OF GILBERT, MARICOPA COUNTY, ARIZONA



Clouse Engineering, Inc.  
ENGINEERS & SURVEYORS  
1642 E. Orangewood Ave. Phoenix, Arizona 85020  
Tel 602-395-9300 Fax 602-395-9310

ARIZONA

## GP14-07 LAND USE EXHIBIT ENCLAVE AT NORTH SHORE NEC McQUEEN & ELLIOT ROADS

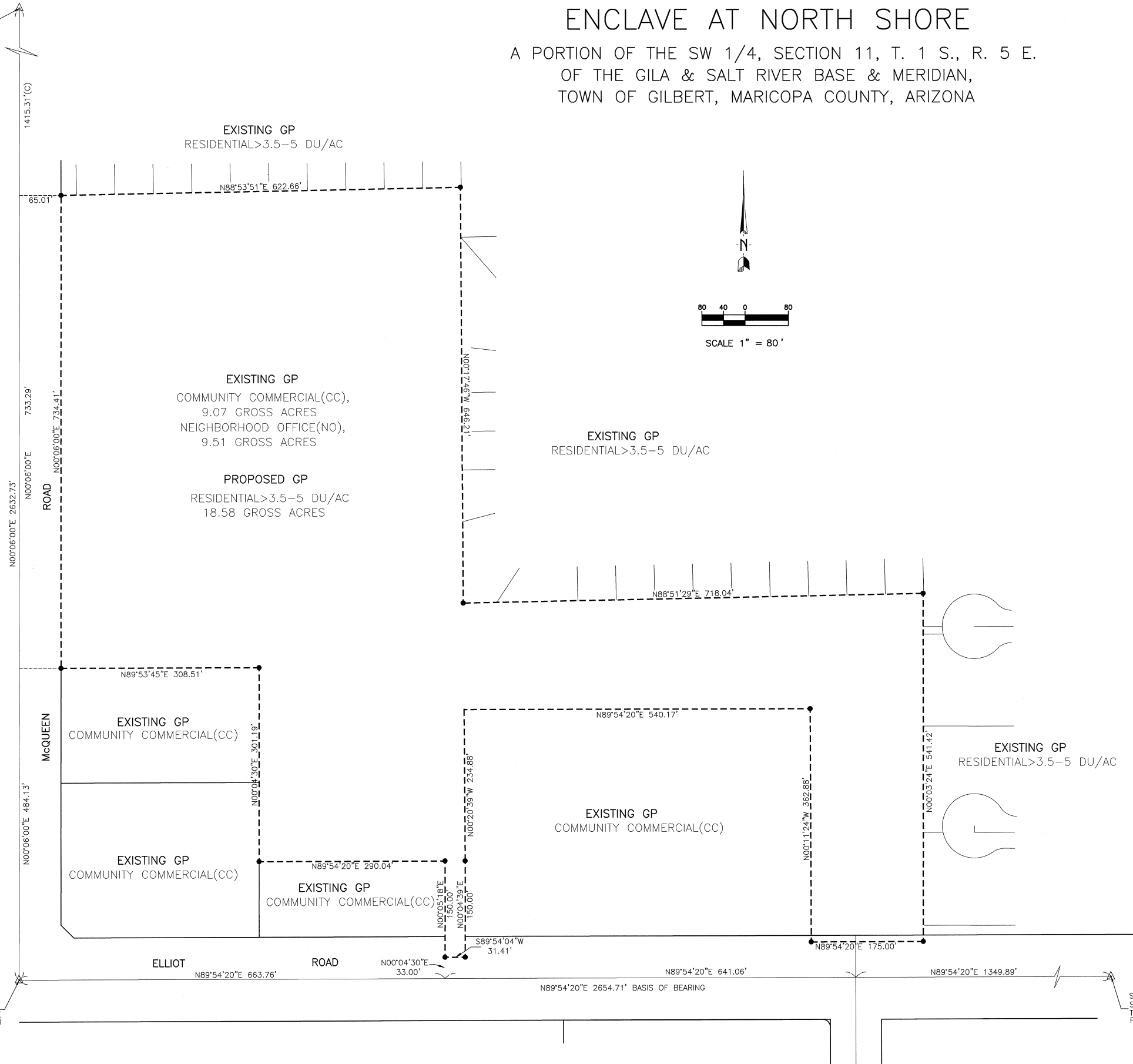
GILBERT

Revised  
05-27-14  
6-30-14

Date  
05-01-14  
As-Built

Job No.  
130411

1 OF 1



SW COR  
SEC 11  
T1S, R5E  
FD BCHH

S 1/4 COR  
SEC 11  
T1S, R5E  
FD BCHH

SITE DATA	
MINIMUM NUMBER OF LOTS:	76
SITE AREA:	18.58 GROSS ACRES 17.24 NET ACRES
DENSITY:	4.09 LOTS/GROSS ACRE
CURRENT GP:	COMMUNITY COMMERCIAL (CC): 9.07 GROSS ACRE(49%) NEIGHBORHOOD OFFICE (NO): NO-9.51 GROSS ACRE(51%)
PROPOSED GP:	RES. >3.5-5DU/AC 18.58 GROSS ACRE(100%)

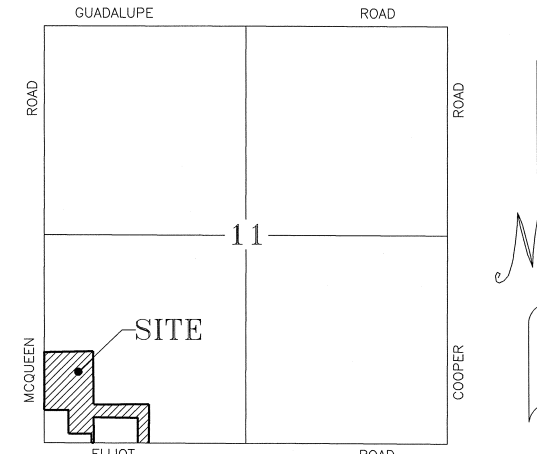
GP14-07 / Z14-14  
Attachment 3: Land Use Exhibit  
August 6, 2014

SITE PLAN 8.DWG

E 1/4 COR  
SEC 11  
T1S, R5E  
FD BCF

# ENCLAVE AT NORTH SHORE

A PORTION OF THE SW 1/4, SECTION 11, T. 1 S., R. 5 E.  
OF THE GILA & SALT RIVER BASE & MERIDIAN,  
TOWN OF GILBERT, MARICOPA COUNTY, ARIZONA



SEC 11, T 1 S, R 5 E  
VICINITY MAP  
N.T.S.

Clouse Engineering, Inc.  
ENGINEERS & SURVEYORS  
1642 E. Orangewood Ave. Phoenix, Arizona 85020  
Tel 602-395-9300 Fax 602-395-9310

## Z14-14 ZONING EXHIBIT ENCLAVE AT NORTH SHORE NEC McQUEEN & ELLIOT ROADS

ARIZONA

GILBERT

Revised  
04-29-14  
05-01-14

Date  
04-28-14

As-Built

Job No.  
130411

1 OF 1

EXISTING ZONING  
SINGLE FAMILY DETACHED (SF-D)

EXISTING ZONING  
COMMUNITY COMMERCIAL(CC),  
NEIGHBORHOOD OFFICE (NO)

PROPOSED ZONING  
SINGLE FAMILY DETACHED (SF-D)  
18.58 GROSS ACRES

EXISTING ZONING  
SINGLE FAMILY DETACHED (SF-D)

EXISTING ZONING  
COMMUNITY COMMERCIAL(CC)

EXISTING ZONING  
COMMUNITY COMMERCIAL(CC)

EXISTING ZONING  
COMMUNITY COMMERCIAL(CC)

EXISTING ZONING  
COMMUNITY COMMERCIAL(CC)

EXISTING ZONING  
SINGLE FAMILY DETACHED (SF-D)

PROJECT DATA	
SITE AREA:	18.58 GROSS ACRES 17.24 NET ACRES

CURRENT ZONING:  
NEIGHBORHOOD OFFICE (NO)- 9.51 GROSS ACRES (51% SITE)  
8.99 NET ACRES (52% SITE)  
COMMUNITY COMMERCIAL (CC)-9.07 GROSS ACRES (49% SITE)  
8.25 NET ACRES (48% SITE)

PROPOSED ZONING: SF-D PAD (100% SITE)  
CURRENT GENERAL PLAN: NO & CC  
PROPOSED GENERAL PLAN: RESIDENTIAL >3.5-5 DU/AC  
MAXIMUM NUMBER OF LOTS: 76 LOTS  
DENSITY: 4.09 LOTS/GROSS ACRE

DEVELOPER  
FALCON POINTE GROUP, LLC  
2733 N. POWER ROAD #102-613  
MESA, ARIZONA 85215  
CONTACT: WENDELL BECK  
PHONE: (480) 807-0527  
FAX: (480) 807-0529

GP14-07 / Z14-14  
Attachment 4: Zoning Exhibit  
August 6, 2014

SITE PLAN 8.DWG

E 1/4 COR  
SEC 11  
T1S, R5E  
FD BCF

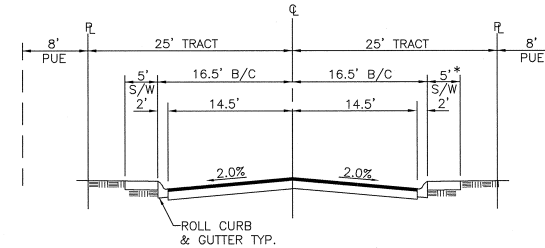
# ENCLAVE AT NORTH SHORE

A PORTION OF THE SW 1/4, SECTION 11, T. 1 S., R. 5 E.  
OF THE GILA & SALT RIVER BASE & MERIDIAN,  
TOWN OF GILBERT, MARICOPA COUNTY, ARIZONA

VILLAGES AT NORTH SHORE  
BOOK 380 PAGE 35

VILLAGES AT NORTH SHORE  
BOOK 380 PAGE 35

SCALE 1" = 80'



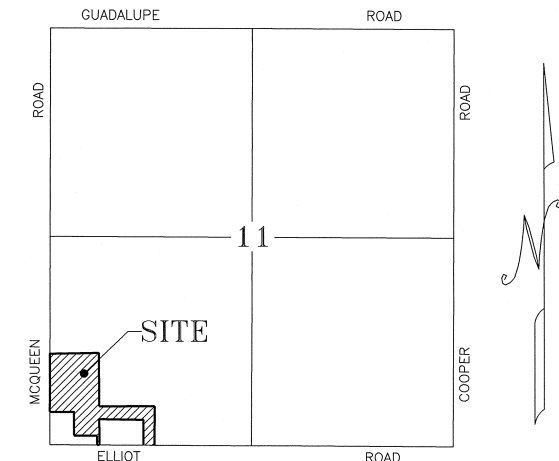
TYPICAL PRIVATE INTERIOR STREET

NOT TO SCALE

\* THERE WILL BE NO SIDEWALK AGAINST THE TIERRA  
OFFICE PARK PROJECT.

VILLAGES AT NORTH SHORE  
BOOK 380 PAGE 35

VILLAGES AT NORTH SHORE  
BOOK 380 PAGE 35



SEC 11, T 1 S, R 5 E

VICINITY MAP

N.T.S.

## PROJECT DATA

SITE AREA: 18.58 GROSS ACRES  
17.24 NET ACRES

### CURRENT ZONING:

NEIGHBORHOOD OFFICE (NO)- 9.51 GROSS ACRES (51% SITE)  
8.99 NET ACRES (52% SITE)  
COMMUNITY COMMERCIAL (CC)-9.07 GROSS ACRES (49% SITE)  
8.25 NET ACRES (48% SITE)

PROPOSED ZONING: SF-D PAD (100% SITE)

CURRENT GENERAL PLAN: NO & CC

PROPOSED GENERAL PLAN: RESIDENTIAL >3.5-5 DU/AC

MAXIMUM NUMBER OF LOTS: 76 LOTS

DENSITY: 4.09 LOTS/GROSS ACRE

## PAD TABLE

Development Standards	Conventional SF-D	Proposed SF-D PAD
Min. Lot Area	3,000 sf	5,000-5,500 sf
Min. Lot Dimensions Width Depth	N/A	50' 100'
Max. Height	36'/3	30'/2
Min. Building Setbacks Front Rear Side	10' 10' 0&5'	10' 10' 5&5'
Max. Lot Coverage % Single Story Two Story	60 50	60 50

GP14-07 / Z14-14  
Attachment 5: Development Plan  
August 6, 2014

### DEVELOPER

FALCON POINTE GROUP, LLC  
2733 N. POWER ROAD #102-613  
MESA, ARIZONA 85215  
CONTACT: WENDELL BECK  
PHONE: (480) 807-0527  
FAX: (480) 807-0529

Clouse Engineering, Inc.  
ENGINEERS & SURVEYORS  
1642 E. Orangewood Ave. Phoenix, Arizona 85020  
Tel 602-395-9300 Fax 602-395-9310

Z14-14 DEVELOPMENT PLAN AND ZONING EXHIBIT  
ENCLAVE AT NORTH SHORE  
NEC McQUEEN & ELLIOT ROADS  
GILBERT  
ARIZONA

Revised  
06-11-14  
06-30-14

Date  
05-22-14  
As-Built

Job No.  
130411

1 OF 1

SITE PLAN16.DWG

**Rezone Application**  
**Approx. 18.59 gross acres located**  
**North and East of the Northeast corner of McQueen & Elliot Roads**

**Project Narrative**

**A.    Request**

This application includes a Minor General Plan amendment to change the land use classification for 9.07 acres from Community Commercial (CC) and 9.51 acres from Neighborhood Office (NO) to Residential > 3-5.5 DU/Acre and rezone the Property from Community Commercial (CC) and Neighborhood Office (NO) to Single Family Residential Detached (SF-D) with a Planned Area Development (PAD) overlay zoning district to allow for a residential neighborhood.

**B.    Project Location**

The subject property is approximately 18.59 gross acres located north and east of the northeast corner of McQueen & Elliot Roads (the "Property"). See Aerial Map attached at **Tab 1**. The Property is vacant land zoned Community Commercial (CC) and Neighborhood Office (NO).

To the north and east of the Property is a residential subdivision zoned SF-D called the Villages at North Shore. To the south is a commercial corner that includes a McDonalds, a gas station, and vet clinic. Southeast of the site is a blighted office project known as Tierra Office Park, that is partially constructed and in terrible disrepair.

**C.    Property Assemblage**

The Property is an assemblage of multiple parcels and property owners. Approximately 14 acres on the western half of the site was a bank-owned property acquired from a default owner. The site has been marketed for commercial purposes for some time without any commercial interest prior to the new owner's acquisition.

Initially, the new owner considered only rezoning the bank-owned portion of the site at the initial pre-application meeting with Town staff. See exhibit at **Tab 2**. In recognition of the unusual site conditions, parcel configuration, and blended zoning, Town staff encouraged the applicant to contact the owner of the 4.5 acre, vacant, L-shaped parcel to the east. Given its unusual layout and acreage, the L-shaped parcel was unlikely to develop independent of the larger property. However, because of the separate ownership and limited area, the actuality of it joining with the larger development seemed impractical. After considerable effort, cost, and engineering, the applicant is purchasing the L-shaped property to be combined with the previous bank owned site. The site plan has been revised and engineered to include the new acreage into the overall development.

The combination of the two sites actually results in better site access, lot layout, open space design, and traffic circulation. More important, it includes an odd-shaped parcel that was likely to be excluded and remain vacant because of its obvious physical site constraints. In this manner, comprehensive planning can occur and infill development will benefit.

#### **D. Current Zoning**

The Property and surrounding area have an unusual zoning pattern and zoning history. As shown on the aerial map, the site is mostly zoned commercial except for a strip of neighborhood office zoning that wraps around the site and buffers the adjacent residential neighborhood. See Zoning Map attached at **Tab 3**.

#### **E. Zoning History**

Prior to 2004, the property was designated as medium density residential on the general plan land use map with an expectation of four dwelling units per acre. A review of the zoning history indicates the site was initially considered for rezoning to multi-family low (8-14 du/ac) for a residential cluster home community in 2002. The dense housing product was not supported by the adjacent residential community because it was non-conforming with their community, and it was subsequently denied by the Town Council.

In 2003 to 2004, a general plan amendment and commercial rezone proposal was submitted to the Town and presented to the neighbors. The request was to change the land use designation from residential (3.5-5) to community commercial. The developer at the time proposed a commercial plan (that included retail, hotel and restaurant uses) that was sharply opposed by the neighborhood. After several meetings, the applicant modified the plan to delete the hotel and restaurant, provide a 40' wide landscape buffer along the residential border, restrict commercial uses to McQueen Rd., and include an office condo development along the east side of the site to buffer the retail uses from the neighborhood. The end result was a neighborhood "compromise" - the adoption of a general plan and zoning category that created a Neighborhood Office designation along the eastern perimeter, which is the cause of the unusual zoning pattern today. See Zoning Map attached at **Tab 3** and General Plan map at **Tab 4**.

Since its rezoning, no development has occurred on the property. The only real interest in this site has been in cluster housing, senior living facilities, and storage uses. Over time, different pre-application submittals were presented to the Town but each project required rezoning (or conditional use permits), and ultimately, the projects were not pursued.

## **F. Commercial Viability**

Commercial viability of the Property is highly unlikely. The unintended result of the 2004 zoning “compromise” and odd site layout renders the Property extremely difficult to develop under its current commercial and office zoning designation. As a result, the Property has sat vacant for years, even during the economic commercial boom that occurred after this site was zoned. The financial growth and commercial expansion seen Town-wide during the boom years passed over this site, largely because of its unusual and limiting zoning pattern. Moreover, there has been virtually no demand for additional retail and office in the general area as evidenced by high vacancy rates, low rents, failed projects, and an abundance of undeveloped commercially zoned land.

The office zoning portion of the site is unlikely to develop for a number of reasons. The site is too narrow for any meaningful development. There is no market demand for new commercial office buildings in this market area. And there is already an existing office project next to the site that was partially constructed before it failed, and which remains a blighted, half-built project today.

Furthermore, there is an abundance of existing commercial zoning at this intersection already. The existing commercial uses have struggled to maintain occupancy and the rest remains to be developed still today. It's important to note other properties at the immediate intersection are similarly sized and zoned commercial which has severely impacted development of this parcel for commercial uses. Because of their relatively similar size and zoning category, the intersection corners unnecessarily compete for the same uses and tenants. As a result, there is too much commercial supply already existing at this corner, including the larger vicinity area, to support any demand for an additional small-scale shopping center with identical uses as the other three commercial corners. Overall, there is approximately 50 acres of CC and SC zoning at this intersection which is unsustainable for the market area, and demonstratively unbalanced for the larger area zoning pattern.

Finally, there are few, if any, new homes being added to the area that would support the current supply of existing commercial uses, let alone the commercial land that remains to be developed. Even considering the recent residential approvals at Warner and McQueen, it is still insufficient to put a dent into the oversupply of existing and approved commercial buildings and land in the area. Without any new residential rooftops, there will be no new demand to offset the oversupply of commercial land.

## **G. Market Survey and Research**

The challenges with this site are not just perceptions; they are actual and real as demonstrated by recent market research and data.

### **Retail Market Analysis**



A comparison of three trade areas surrounding the property at Elliot and McQueen Roads (2 mile, 3 mile and 4 mile diameter squares) is shown in Table 1.

**Table 1**

Trade Area	2014 Est. Population	HH Income	Median Age	Persons/ Sq. Mile	Total Retail SF	Total Retail SF/person	Vacant SF	Vacancy Rate
2 Mile	15,399	\$99,804	34.4	3,850	482,597	31.34	167,545	34.7%
3 Mile	39,618	\$89,934	34.7	4,402	1,259,103	31.78	360,028	28.6%
4 Mile	72,621	\$83,759	34.6	4,539	3,727,691	51.33	688,999	18.5%

- Retail vacancy rate for Metro Phoenix as of the 4<sup>th</sup> Quarter of 2013 is 10.21% as reported by CBRE in their recent Retail Market Study.
- The Mesa/Chandler/Gilbert submarket has an overall vacancy rate of 13.94% according to the CBRE Retail Study, which is the 2<sup>nd</sup> highest of the 12 Submarkets in Metro Phoenix (Refer to **Tab 5**).
- The immediate trade area (2 mile diameter – Refer to **Tab 6**) surrounding the Property has a vacancy rate of **34.7%, or 3 times the current vacancy rate for Metro Phoenix (10.21%), and nearly 3 times as high as the Submarket of Mesa/Chandler/Gilbert.**
- Close proximity of two Wal-Mart Superstores, Costco and Winco Foods (all within 2.5 miles) at Baseline Road and Arizona Avenue, will continue to draw retail sales away from the immediate area of Elliot and McQueen Roads.
- An estimated 75% of the 2-mile diameter trade area is industrial development or land, which reduces the population based per square mile, thereby creating less demand for retail/commercial uses.
- Wal-Mart recently abandoned future plans for two stores (SWC of Warner and McQueen Roads, and site within Gilbert Town Center) within a 2-mile radius due to a lack of demand for retail in the trade area.
- At Ethan Plaza, located at the SWC of Guadalupe and McQueen Roads 1 mile north of the site, has +/-14,000 SF of retail space yet to be constructed (concrete pad is built but final construction was stopped before it was completed) due to a lack of demand.

- A disproportionate amount of vacant land within a 2-mile trade area (60 acres of commercial/office and 163 acres of Light Industrial or PAD with minimal to **no residential land available**). Refer to **Tab 7**.
- High number of churches, charter schools and office users have gone into the vacant retail space within the trade areas as demand for retail space continues to diminish.

#### Office Market Analysis

- Within a 2-mile diameter trade area, the vacancy rate for office space is 35.1% compared to 22.37% for Metro Phoenix (Refer to **Tab 8**).
- The Property is located near the boundary of two Submarkets as defined by the CBRE Office Market Study. The Chandler submarket has a vacancy rate of 11.57% whereas the Williams Gateway submarket, which includes most of Gilbert is 51.35%.
- At the NEC of Elliot and McQueen Roads is the partially completed professional office complex of Tierra Office Park with 33,444 SF. Project is blighted and requires demolition and reconstruction.
- Within a 2-mile diameter trade area is 129,997 SF of vacant or to be completed office space. Approximately 281,520 SF of vacant office space exists within a 4-mile diameter trade area. That means 46% of the office vacancy is within a 2-mile diameter trade area of the property (Refer to **Tab 9** for the spreadsheet for a summary of all retail and office complexes surveyed and **Tab 10** for a Map of the Office complexes).

The obvious conclusion of the market survey and research data is no new commercial and/or office is needed at this Property. This situation is different from other parts of the Town of Gilbert because of its infill location. Unlike other commercial downzones, this Property is not located within a growth area where new retail and office services/amenities are needed and land should be preserved. This is in a built out, infill area, where residential growth has ceased.

The surrounding area suffers from high vacancies, zoned yet undeveloped competing land uses, and an overall lack of demand. This is not a short term problem either. This is a long term issue that will not be remedied as long as the status quo remains the same.

#### H. Development Proposal

Given the existing circumstances outlined above, the applicant proposes to rezone the Property to SF-D with a PAD overlay for a residential subdivision as shown on the site plan at **Tab 11**. The requested SF-D zoning is consistent with the SF-D

zoning at the Villages at North Shore which surrounds the Property. The sole purpose of the PAD overlay is to lock in the specific site plan for the benefit of the adjacent neighbors. No other deviations are requested. Furthermore, the PAD provides a cross access way to the adjacent office complex as requested by Town staff. Construction of the cross access drive will be the responsibility of the adjacent office developer if and when the commercial office development resumes. Final location of the cross access drive will be determined by the residential property in concert with Town staff.

As noted in the table below, the lot standards proposed by this development are substantially enhanced beyond the minimum SF-D development standards. The benefit of the PAD is the assurance that the proposed residential subdivision will develop in a manner more compatible to the Villages at North Shore. This ensures the site plan, and specifically, lot sizes, dimensions, and layout are tied to the rezone approval. The PAD table below sets forth the proposed site development standards.

<b>Development Standards</b>	<b>Conventional SF-D</b>	<b>Proposed SF-D PAD</b>
Min. Lot Area	3,000 sf	5,000-5,500 sf
Min. Lot Dimensions Width Depth	N/A	50' 100'
Max. Height	36'/3	30'/2
Min. Building Setbacks Front Side Rear	10' 0 & 5' 10'	10' 5' & 5' 10'
Max. Lot Coverage % Single story Two story	60 50	60 50

The proposed subdivision will include 76 lots at sizes and dimensions comparable to the adjacent residential neighborhood. The architecture, design, and theming of the community will exceed the exceptional standards established by the Villages of North Shore community. Overall open space will be 18%. To be clear, this is not a cluster home community as was proposed in years past by prior applicants. We agree and support the community sentiment that a single family neighborhood of a compatible design and style is most appropriate at this site.

The proposed lot sizes are 50'x100' in the interior, and 50' x 110' or larger along the perimeter boundary in order to make the lots more comparable in size to the Villages at North Shore. The project will be accessed from both McQueen and Elliott Roads and has the optimal site layout for circulation and lot planning. The community proposes ample open space and retention on its western side in order to improve the

visual connection with the adjacent arterial roadway. The development will also be a gated subdivision with dual access points from both Elliott and McQueen Roads.

The residential subdivision will provide the ideal buffer at this location and will encourage residential preservation by removing the adjacent commercial use, which backed up to the homes. A residential subdivision will be a much better transitional use to the single family homes than the zoned commercial shopping center and offices which would otherwise abut the neighborhood to the east. Another benefit is the zoning change will make the other commercial properties at the intersection more likely to develop due to the addition of more rooftops and the reduction in competing commercial zoned parcels. In so doing, the other vacant commercial sites are more marketable, with less competition among the commercial properties, and less duplicity of identical uses at this intersection.

## **I. General Plan**

The Town of Gilbert General Plan Land Use Map currently identifies the subject property as Community Commercial and Neighborhood Office, however, development of this Property is unlikely given the reasons explained above. Nevertheless, there are many goals, policies, and objectives of the General Plan that support a residential use at this location. The following are some excerpted provisions from the General Plan:

### ***2.4. Land Use and Growth Areas***

*Policy 1.1: Maintain a balance of housing types and provide a variety of employment opportunities with easily accessible retail and service uses.*

The project will provide approximately 76 residential lots at 4.1 gross du/ac. This proposal provides for a balance of housing types complimentary to the SF-D zoned properties to the north and east. The proposal is also consistent with the prior General Plan land use designation (3.5-5 du/ac) which was on the Property prior to its commercial rezone in 2004.

*Policy 1.3: Encourage residential development that allows for a diversity of housing types for all groups and is accessible to a range of income levels.*

Development of the Property for residential uses is compatible with the surrounding residential uses while also providing for a diversity of housing types. The residential lots are an appropriate transitional use that provides housing opportunities to a wide range of income levels and family types.

*Policy 2.2: Encourage new residential development adjacent to large lot (low density residential) uses to provide lot size and transitions between the two types of uses so there is a gradual increase of residential densities.*

The proposed subdivision provides lot sizes that are the ideal transition to the adjacent SF-D lots to the north and east.

### 6.3. Community Design

*Policy 1.3: Encourage residential/non-residential land use transitions that minimize negative impacts of commercial and industrial uses on adjacent residential uses.*

As previously stated above, there is a need to provide transitional uses between the existing commercial and the residential. The best use for this infill site is a transitional land use that maintains the residential densities while buffering from the existing commercial uses.

*Policy 3.2: Encourage builders to provide diverse housing designs in new and infill developments by providing distinct house plans with elevations options that offer architectural articulation and thematic features on all sides of the houses.*

The Property is an infill site, which has been bypassed by past development and economic cycles. Typically, infill sites require greater flexibility to deal with site constraints, the surrounding built environment, and the existing uses. In this case, the proposed use is perfectly compatible with the surrounding area. More important, the applicant proposes house plans, elevations, and architecture compatible with the adjacent and surrounding residential subdivisions.

### 8.3. Housing and Conservation

*Policy 1.1: Add to the variety of housing to meet the needs of all segments of the Gilbert community through neighborhood revitalization, redevelopment, and infill developments.*

The project adds an additional housing option that is compatible with the surrounding uses while still meeting the needs of all segments of the Gilbert community. The project develops a neglected infill parcel in a compatible manner and actually strengthens the vitality of the surrounding commercial uses and neighborhood.

## **J. Summary**

New homes on this infill parcel provide many benefits to the area and Town. The development will fill a need in this area and actually makes meaningful use of an otherwise challenged property. It will provide a housing product similar to and supported by the adjacent neighborhood. It offsets the commercial oversupply with actual rooftops and future retail customers. Finally, it provides a use and zoning that is better for the neighborhood with no negative impacts.

GP14-07 / Z14-14

**Attachment 7: Letter of Support (2 pages)  
August 6, 2014**

July 28, 2014

VIA Hand Delivery

Nathan Williams  
90 E. Civic Center Dr.  
Gilbert, AZ 85296

Re: Enclave at North Shore Residential Subdivision

Dear Nathan:

I am the HOA President and a homeowner in the North Shore community which is located next to the proposed "Enclave at North Shore" residential subdivision planned at the northeast corner of Elliott and McQueen Roads. We had the opportunity to meet with the development team last November and again in April to discuss their proposed subdivision. The board appreciated that the applicant reached out to us directly and spent time sharing their proposal. I reviewed the newest plan and I am very supportive of the use. The proposed gated, subdivision is compatible with our neighborhood and is much better than the vacant land that we've had for so many years. We are not opposed and wish them success in this endeavor.

Sincerely,



Bill Anderson

99 N Hobson St., Gilbert, AZ  
480-813-5408



June 3, 2014

Nathan Williams  
90 E. Civic Center Dr.  
Gilbert, AZ 85296

Re: Enclave at North Shore Residential Subdivision

Dear Nathan:

I am a property owner directly adjacent to the proposed "Enclave at North Shore" residential subdivision planned at the northeast corner of Elliott and McQueen Roads. I have owned a home next to this vacant property for six years and I am very pleased to see it finally develop as a residential subdivision. I became aware of the project through a notice letter I received explaining the proposal. I had a chance to discuss the proposal with the applicant and I am very encouraged by their plans. The vacant property has been an eyesore for years and has attracted dumping, loitering, and teenage mischief at times. I reviewed the proposed development plan and I am supportive of the project. I hope the City will approve the development soon.

Sincerely,

A handwritten signature in dark ink, reading "Paul Sandrolini". The signature is fluid and cursive, with a small flourish at the end.

Paul Sandrolini  
1371 W. Washington Ave.  
Gilbert, Az 85233

**TOWN OF GILBERT  
PLANNING COMMISSION STUDY SESSION  
GILBERT MUNICIPAL CENTER, 50 E. CIVIC CENTER DRIVE GILBERT ARIZONA  
JUNE 4, 2014**

**COMMISSION PRESENT:**

**Chairman Jennifer Wittmann  
Vice Chairman Joshua Oehler  
Commissioner David Blaser  
Commissioner Carl Bloomfield  
Commissioner Kristofer Sippel  
Commissioner David Cavenee**

**COMMISSION ABSENT:**

**None**

**STAFF PRESENT:**

**Planning Services Manager Linda Edwards  
Principal Planner Catherine Lorbeer  
Senior Planner Maria Cadavid  
Senior Planner Amy Temes  
Planner Nathan Williams**

**ALSO PRESENT:**

**Town Attorney Michael Hamblin  
Town Attorney Jack Vincent  
Recorder Margo Fry**

**CALL TO ORDER:**

Chairman Jennifer Wittmann called the meeting to order at 5:30 p.m.

**GP14-07: REQUEST FOR A MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROXIMATELY 18.6 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF MCQUEEN ROAD AND ELLIOT ROAD FROM 9.1 ACRES OF COMMUNITY COMMERCIAL (CC) AND 9.5 ACRES OF NEIGHBORHOOD OFFICE (NO) TO RESIDENTIAL > 3.5 - 5 DU/AC LAND USE CLASSIFICATION; AND**

**Z14-14: REQUEST TO REZONE APPROXIMATELY 18.6 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF MCQUEEN ROAD AND ELLIOT ROAD FROM 9.1 ACRES OF COMMUNITY COMMERCIAL (CC) ZONING DISTRICT AND 9.5 ACRES OF NEIGHBORHOOD OFFICE (NO) ZONING DISTRICT TO 18.6 ACRES OF SINGLE FAMILY RESIDENTIAL DETACHED (SF-D) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT OVERLAY.**

Planner Nathan Williams displayed a vicinity map of the property and pointed out that it was currently a combination of Neighborhood Office (NO) and Community Commercial (CC). A neighborhood meeting was held last year for the approximately 14 acres which was indicated on the map and at that time staff suggested that they bring in the L-shaped piece because by developing the other portion the L-shaped NO piece would be somewhat abandoned and made fairly undevelopable with the existing half built office buildings that are currently on the site. The applicant contracted to purchase that particular piece as well.



Another neighborhood meeting was held and the applicant purchased the L-shaped piece to make the project a cohesive development. The applicant is proposing SF – D PAD with 78 lots which would be a density of 4.2 dwelling units per acre. They are also requesting a general plan amendment from NO and CC to Residential 3.5 – 5. Planner Williams referred to the following graphic from page 3 of the staff report:

**Site Development Standards:**

	<b>LDC Conventional</b>	<b>Proposed Development for The Enclaves at North Shore (Z14-14)</b>
Zoning District:	SF-D	SF-D PAD
Number of Lots/ Density	N/A	78 lots (Density – 4.52 DU/ Acre)
Minimum Lot Area (sq. ft.)	3,000 sq. ft.	<b>5,000 sq. ft.</b>
Minimum Lot Dimensions (ft.)	N/A	<b>50' x 100'</b>
Maximum Height (ft.)/Stories	36'/ 3-stories	30'/ 2-stories

The side yard setbacks will be increased per the following information from page 4 of the staff report:

Setbacks:		
Front Yard	10'	10'
Side Yard	0' / 5'	5' / 10'
Rear Yard	10'	10'
Lot Coverage	60% single story 50% two/ three-story	60% single story 50% two/ three-story

The applicant is in excess for what is allowed in SF – D. There are two access points. There must be a cross access provided for the office park which partially exists. The applicant is willing to provide the cross access easement and is proposing a gated community. The main access into the site is full motion with a street light and the access point has been coordinated so that it aligns with Islands Drive. Open space is provided at the entry and along McQueen as well. This is an extremely unique infill piece in the town and staff feels that it is a good proposal.

Commissioner Cavenee asked if the cross access to the office Park was going to be an easement or a physical road, or true access.

Planner Williams said that it will be an easement because it is on private property but it will be a physical access when it develops.

Commissioner Cavenee said that since they are focusing the primary entrance off of Elliot Road and all of those residents will be entering at that point he wondered what type of radius is there to make sure that they can decelerate quickly enough to get in without creating a problem within the intersection.

Commissioner Peterson asked for clarification on staffs statement that they would be putting an access point in if this was going to be a gated community.

Planner Williams said that they have bumped the gate back so that when the other piece develops it will be open to the public.

Vice Chairman Oehler asked if there were two curb cuts to the office space currently.

Planner Williams said that was correct but they were right in right out only. Part of the original plat required that there was a cross access between the two and that way there is a full motion access into the office.

Commissioner Peterson said that they can't get hung up on the fact that there are already buildings there because they could easily be torn down and taken away.

Planning Manager Linda Edwards stated that they are working with the owners of the office complex and they are going to be replacing two of the buildings, possibly one with a restaurant and another with a restaurant component. There is a lighted signal at that intersection which makes it very safe.

Chairman Wittmann said that she assumed that the easement which has access to the main drive won't be developed until such time as the office park develops.

Planner Williams said that was what he assumed but that he would have to verify that.

Chairman Wittmann said that in terms of the area between the veterinary hospital property and the office park, it looks like open space or landscape area.

Planner Williams said that it is a lot of little pieces that they have had to combine. It is a no man's land that the applicant is picking up.

Commissioner Cavenue said that in terms of the 2<sup>nd</sup> gate being an exit only that needs to be explored given the number of homes there. He said that from his perspective it looked as though it would be better as an ingress and egress.

#### **GP14-02: SANTAN CHARACTER AREA UPDATE**

Senior Planner Amy Temes stated that the General Plan (GP) was being updated for Chapter 10. The Santan Character Area is a component of Chapter 10 and is the 1<sup>st</sup> area that is being looked at for revising and amending that section of the GP. Images were displayed of the Santan Character Area from the past and present. An aerial photo dated 2000 was displayed and the Santan Character Area was pointed out. The area was originally created and approved in 1998. Ms. Temes pointed out how many farm fields there were in the area at that time and how that has changed when looking at the image in 2005 and how the blocks of large farming has decreased. In 2014 there are not many farm fields left in the area so staff is revisiting that area to hear from the community their thoughts and ideas for the Santan character area as it finishes build out and moves forward into the future. Planner Thames displayed an exhibit of the General Plan land use categories as they are currently, where it can be seen that a lot of the remaining farm fields and vacant land are in the 2 – 3.5 dwelling units per acre category. The General Plan Home Page has been updated on the Town of Gilbert website and a Santan area icon has been created which will take the viewer to a Santan Character Area update page. This site gives information regarding meetings as well as information about the process and where they are to date and where they are going. The 1<sup>st</sup> open house was held on April 16, and 10,000 mailers were sent out. The Maricopa County Assessor's website was used to identify HOA's, POA's and landowners and the Town licensing was used to identify business owners in the area. Approximately 50 people attended the 1<sup>st</sup> open house. Everyone was invited to give their comments and opinions and people were asked what their favorite place in Gilbert was and how they live as well as what they felt that they needed. They did that for live, work and play as well as what makes the Santan area a

great area. On May 14 a 2<sup>nd</sup> open house was held where approximately 20 people attended where once again they had infographics and what staff had done with the 1<sup>st</sup> information that was received from the public was create a word cloud. The larger the word and the more often it was spoken or written the more important it was. Staff took those words, thoughts and ideas and tried to determine what tools it would take to be able to implement what the public was saying that they would like. Staff then tried to determine what further research they needed to do in order to be able to move forward with some of those ideas. They did it for live, work and play where the word “parks” came out very strong. Planner Temes said that staff is now looking at what they need to gather in order to move forward with the tools which could be the CIP Plan, Economic Development Plan, amendments to the General Plan, Design Guidelines, amendments to the Land Development Code or recommendations to other municipalities in the area. Staff is currently in the research phase in hopes to come forward with a draft plan and perhaps another study session and public hearing in the fall.

Chairman Wittmann asked if the case would be brought back as another study session or would it be put on the full agenda as it seemed that there might be a lot to talk about.

Planner Temes said that staff anticipates at least one more study session before it goes to hearing.

Chairman Wittmann asked if there would be a stakeholders group as well as the open houses.

Planner Temes said that they are not planning to have a specific steering committee for this process.

#### **Discussion of Regular Meeting Agenda**

No Changes were made.

#### **ADJOURN MEETING**

Study Session Meeting adjourned at 6:00 p.m.

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**Chairman Jennifer Wittmann**

**ATTEST:**

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**Recorder Margo Fry**